

ADDENDUM III

REQUEST FOR PROPOSALS

Redevelopment of 30-32 East Third Street

Addendum III Issue Date: February 14, 2017

30 E. Third St – Code Violations Present at 30 East Third Street

- Repair/replace all rotted and damaged roof structure
- Repair/replace roof
- Repair/replace parapet southeast corner
- Repair/replace missing brick
- Repoint/replace brick
- Install approved weather protective coating on east face of building
- Repair/replace fire escape
- Repair/replace all broken and missing windows
- Repair/replace front door lock
- Remove all debris from within building
- Scrape/paint all peeling wood surfaces
- Repair/replace coping and all decorative and ornamental metal
- Code compliant egress doors including compliant hardware and secure all openings
- Ensure integrity of sign and mounting brackets
- Ensure rainwater run-off systems are in proper working order
- Will need to meet code requirements for interior prior to occupancy (will require plumbing, electric, mechanical and building permits)

Facade Considerations

With regard to the Historic Conservation Commission (HCC) design guidelines the following is a list of considerations for this project.

Please be advised, the below considerations have not been reviewed nor approved by the Historic Conservation Commission. Any and all facade renovations will require HCC approval and it will be the responsibility of the chosen developer to present their project to the HCC for approval.

East Third St.

Sign area

- This is the modified area directly above the glass store front.
- A proposal could include an enhanced sign blank area for future signage or after removal of the current material; original fabric could be revealed and restored.
- The cornice and bracketed area at the top of the store front are in all likelihood intact underneath the metal skin that covers these features.
- A suggestion here may be to remove the metal covering and rehabilitate the original building fabric.

Windows

- The Third St. façade windows are in somewhat good condition and can be reworked.
- If replacement is desired, the board has previously approved aluminum clad wood windows, wood windows and fiberglass windows.
- Any window replacement would be in kind as it pertains to size and scale and proportion.
- The store front glass at the far left of the building requires replacement.

Adams St.

- The garage door area includes decorative brickwork to remain with any broken or deteriorated areas to be repaired.
- This area also includes a decorative cornice and bracketed area just above the overhead garage doors. This area is to remain due to historic features.
- The roof line at the top of this façade also contains a decorative bracketed cornice including dentil molding all to remain as part of the building.
- If the overhead garage doors are removed, a proposal could include an infill of the openings while retaining the architectural features of the current openings.

Mechanic St.

- The wall section below the roofline and directly above the “furniture” sign has received significant water damage and will require the brick to be removed and the area rebuilt.
- This process would include the reuse of the brick and the new mortar mix to match the existing mortar color.
- The new mortar mix will need to follow the Secretary of the Interior Standards on lime bases mortars.

- Windows on the south elevation are not in the same condition as the front windows and could be reworked but in all likelihood need to be replaced.
- When replacing windows in the historic district, if the windows can be seen from a street or alleyway they will need to be reviewed by the HCC.
- Possible replacements again would be windows to match the style, size proportions of the existing windows.
- One additional note on windows is if a window needs to be eliminated, this could be done only after HCC review and the infill would be set back approximately one inch from the existing brickwork to retain the shadow of the former window opening.

East Elevation and Vacant Lot

Deteriorated Brick

- This area needs to be addressed if a new building is not constructed on the adjacent vacant lot and even if a new building is built, repairs must be completed to structurally stabilize the brick wall.
- Due to the severity of the deterioration of the bricks a new permanent covering will need to cover the area after the structural repairs are complete.
- The permanent coverings could be cementitious stucco and not an Exterior Insulating Finish System incorporating the use of foam products.

Any new construction will need to conform to the HCC guidelines for size, scale, proportion and all of the other requirements under Section 10 of the HCC design guidelines.